

West End LCI Phase A Implementation
Meeting Minutes
July 29, 2003

Introductions

- The meeting began at 7:30pm. Bill Dunkley reviewed the agenda and introduced staff.

Presentation

- Bill Dunkley reviewed highlights of the West End LCI and introduced Land Use changes through a PowerPoint presentation.

Questions, Comments and Responses

- C- Due to NPU T bylaws, this land use plan has to go before WEND before it goes to the NPU. If it does not, it will likely be deferred at the NPU. NPU T might defer for 2-3 weeks while the executive board reviews & votes on the changes. It would then have to be voted on at the September NPU meeting. The NPU might still defer even if WEND approves the changes before August NPU meeting.
- C- Both WEND and Adair Park Today have a meeting on August 5th at 7pm (this conflicts with the scheduled Land Use meeting).
- C- It might be possible to go before WEND on August 5th after their (shortened) regular meeting. In fact, WEND anticipated the date conflict and has arranged its agenda to accommodate this LCI meeting on August 4th.
- C- Adair Park Today also needs this land use plan to be presented before it goes to NPU V.
- C- Delays in the Land Use change process do not delay the schedule for the Zoning Change meetings.
- C- Expect general delays in this entire process due to the fact that it needs to be approved by several groups.
- Q- is the \$350 M designated for LCIs for the West End LCI only?
 - R- No, this money is split among 40 approved LCI studies.
- Q- Is the boundary of the West End LCI Lawton or Peebles?
 - R- The map shows Lawton, but technically it is Peebles (will fix this error).
- Q- There is a lot of foot traffic to and from Brown Middle School. The area needs sidewalks everywhere. Does the plan call for that?
 - R- The plan prioritizes sidewalks to be improved in commercial areas first, but as a policy it recommends sidewalks on all streets.
- Q- If utility poles cannot be located on a sidewalk, where do they go?
 - R- They can either be moved or buried. It is very expensive to bury them, however that is the most desirable option.
- C- The attitude of not wanting to discuss things is what gets U.S. neighborhoods in trouble.
 - R- Although we do need to talk about powerlines, it would be more productive to talk about them at another meeting.
- Q- Is interstate right-of-way available for open/park space?
 - R- Not sure.
- Q- Are there official or unofficial guidelines for park design for different levels of parks (neighborhood, community, regional, etc.)?
 - R- The city does not have specific design guidelines.

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- R- The process of creating such guidelines has begun (WEND & NPU T are working on it).
- Q- What are we indicating when we draw a specific land use on our maps on private property?
 - R- This expresses the community's desire for such a land use. It does not force the existing owner to comply with the land use change (unless he needs to rezone).
- Q- Can LCI funds be used to acquire land for parks?
 - R- LCI funds are for transportation projects only. Other funds, such as QOL & county funds can be used to purchase open space. Many types of funding may be used within the LCI: Not limited to LCI funding.
- Q- Many communities around the country use school grounds as public parks. Can we do that here in Atlanta? Is there a way to make fields that are currently fenced-off accessible to the public?
 - R- We need to ask the Board of Education about this.
 - R- Examples of this in Atlanta are Benjamin E. Mays & Therrell High Schools.
 - R- Brown middle school has undeveloped land from the school to White Street.
 - R- We also need to discuss safety issues of parks vs. greenspace.
- Q- Is the Candler Warehouse District included in the housing portion of the study?
 - R- Candler is a great site for mixed-use development. While this is not highlighted in the presentation, it is expressed in the written plan.
- C- The West End Historic District has been expanded. It now matches the National district.
- Q- People who do not live in the community use West End's good street system to cut through the neighborhood. The residential collector streets are being used as arterials. How can we stop this?
 - R- It is possible to block auto access to certain streets while retaining pedestrian & bicycle access.
- Q- How probable is it that DOT will move the state route off of RDA and onto White Street?
 - R- It is possible. We will try to convince DOT to take this action.
- Q- Will projects receiving implementation money for 2004 be reviewed by the community?
 - R- Yes.
- Q- What types of intersection improvements are programmed?
 - R- These will be decided during the design phase. The sums of money allocated for these projects are small because they only serve as the local 20% match to other sources (TIP, LCI, etc.).
- Q- Is the Cornerstone Terrace project dead?
 - R- Not officially. It will be taken out of the presentation when it is officially dead.
- Q- Adair Park #2 is already a park. Why do we need to change the land use?
 - R- While it is being used at a park, it is designated as Single Family rather than Open Space. Changing the Land Use to Open Space will ensure that it always remains a park and cannot be developed as single-family housing.

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- Q- What is the definition of “Mixed-Use”? Some projects are mixed-use on the site, but not on the footprint.
 - R-Mixed-Use indicates that 20% of the project/area is developed as residential. There are two kinds of mixed-use: Vertical (uses on the ground floor that differ from uses above) and Horizontal (different uses in close proximity to one another). In order for something to be mixed use, it must consist of a residential use and another use (commercial, office, institutional).
- C- Allowing 20% residential in the commercial core can be risky if it is not vertical mixed-use.
 - R- The Land Use designations are broad. More control is exerted by zoning (which we will cover in August).
 - R- The development in Decatur on Church street is a good example of the kind of mixed-use West End wants.
 - R- The Georgia Tech development at 5th street is also a good example.
- C- The City needs to change the historic district outline on the maps.
 - R- They will be changed.
- Q- Can we have an overly map with the zoning and the parcel addresses so that the community can make better decisions?
 - R- Yes, at the zoning workshops.
- Q- Two years ago when the original study was done very broad suggestions were made. How do we ensure that what is done on a large scale is appropriate for every parcel?
 - R- This will be addressed at the zoning workshop. It is critical that this is done right.
 - R- We can also make changes later on if it turns out we had made a mistake earlier.
 - R- Land Use changes are very important because they give protection against major rezonings that are not in accordance with the plan.
- Q- Are street signs part of streetscapes?
 - R- Streetscapes only put restrictions on sandwich board-type signs in the furniture zone.
 - R- The sign ordinance deals with general signs.
 - R- Public works deals with street name signs. These signs are large on arterials because legislation was passed to increase their size to make them more visible, which helps to move traffic along.
 - R- Also, there is a difference between signs meant for cars and signs meant for pedestrians. We need to ensure that pedestrian signage is focused on.
- C- Peachtree City is an interesting place. Everyone (including kids) drives golf carts. There are very few cars.

Closing

- The next meeting will take place on August 5th at 7:30pm.